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STATE OF NEW JERSEY
DEPARTMENT OF LAW & PUBLIC SAFETY
DIVISION OF CONSUMER AFFAIRS
NEW JERSEY STATE REAL ESTATE
APPRAISER BOARD

IN THE MATTER OF THE	:	
CERTIFICATION OF	:	
	:	Administrative Action
ALISON J. KASPER	:	
Certification # 42RC00241500	:	
	:	CONSENT ORDER
TO ENGAGE IN THE PRACTICE OF	:	
REAL ESTATE APPRAISING	:	
IN THE STATE OF NEW JERSEY	:	

This matter was opened to the New Jersey State Board of Real Estate Appraisers (the ABoard@) upon receipt of information concerning two appraisal reports prepared by Alison Kasper

("Respondent") for property located at 22 Donna Place Aberdeen, NJ 07747.

In reviewing this matter, the Board has considered available information including the complaint form and its attachments, Respondent's reply to the complaint form, Respondent's complete work file, and Respondent's testimony when she appeared, with counsel, before a committee of the Board on February 24, 2015.

Respondent inspected the property on April 11, 2014 and dated and signed the first report on April 16, 2014 and the second report on April 30, 2014. Respondent's first report concluded that the appraised value of the subject property was \$435,000. Respondent's second report concluded that the appraised value of the subject property was \$405,000. The Board finds that Respondent made an error regarding gross living area and that Respondent failed to verify square footage. Additionally, the Board finds that Respondent missed certain comparable sales in the first report. Lastly, Respondent's work file did not include any information regarding the cost approach included on either report and Respondent could not replicate her calculations and could not produce any data to support the cost approach that she reported.

The Board finds that in preparing the reports, Respondent violated provisions of the Uniform Standards of Professional

Appraisal Practice ("USPAP") (2014-2015 Edition, effective January 1, 2014 through December 31, 2015) including the following:

1. Standards Rule 1-1(b) in that Respondent committed a substantial error of omission or commission that significantly affects the appraisal;

2. Standards Rule 1-4(a) in that Respondent failed to analyze comparable sales data as are available to indicate a value conclusion necessary for a credible assignment when a sales comparison approach is used; and

3. Standards Rule 1-4(b), the Record Keeping Rule, and Standards Rule 2-1(a) in that Respondent included the cost approach on the reports and had no data, information, or documentation in support thereof, could not replicate her calculations, and mislead the reader that the cost approach had been developed when it had not.

The Board concludes that, by failing to ensure that the subject property appraisal conformed to the requirements of the USPAP, Respondent violated N.J.A.C. 13:40A-6.1 and engaged in professional misconduct. The Board thus finds that cause for formal action against Respondent exists pursuant to N.J.S.A. 45:1-21(e) and (h). Additionally, Respondent had previously signed a Consent Order (filed on December 4, 2009) which found

that Respondent had engaged in professional misconduct for violating USPAP. The Board now finds that Respondent is subject to enhanced penalties for repeat conduct pursuant to N.J.S.A. 45:1-25.

The parties desiring to resolve this matter without need for further proceedings, Respondent waiving any right to a hearing, and the Board being satisfied that good cause exists for the entry of the within Order;

IT IS on this 21st day of September, 2015

ORDERED and AGREED:

1. Respondent is assessed a civil penalty of one thousand five hundred dollars (\$1500) and costs of three hundred fifty eight dollars (\$358). Payment shall be made by certified check, bank cashier check, or money order payable to AState of New Jersey,@ or by wire transfer, direct deposit, or credit card payment delivered or mailed to Charles Kirk, Executive Director, State Real Estate Appraiser Board, P.O. Box 45032, Newark, New Jersey 07101. Any other form of payment will be rejected and will be returned to the party making the payment. Payment shall be made no later than fifteen (15) days after the date of filing of this Consent Order. In the event Respondent fails to make a timely payment, a certificate of debt shall be filed in

accordance with N.J.S.A. 45:1-24 and the Board may bring such other proceedings as authorized by law.

2. Respondent shall, within six (6) months of the date of filing of this Order, provide proof of having fully attended and successfully completed the following courses:

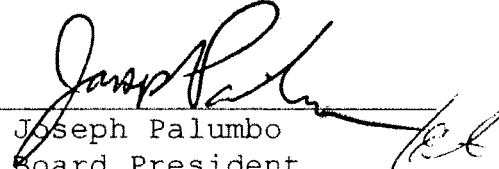
- a) 15 hour USPAP course; and
- b) 30 hour Residential Sales Comparison and Income Approaches.

Respondent shall be required to secure pre-approval from the Board for any course she proposes to take to satisfy the requirements of this paragraph. For purposes of this paragraph, Asuccessfully complete@ means that Respondent shall fully attend sessions, pass any examination given at the end of the course, and/or obtain a passing grade at the completion of the course. Respondent may not claim any continuing education credit for the completion of the courses herein required; these courses shall be in addition to the continuing education required for biennial license renewal. Respondent shall mail proof of successful completion to Charles Kirk, Executive Director, State Real Estate Appraiser Board, P.O. Box 45032, Newark, New Jersey 07101 within six months of the date of filing of this Order.

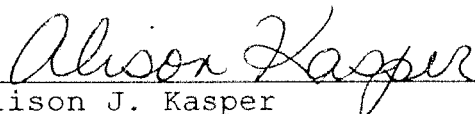
3. Failure to comply with the terms of this Consent Order shall constitute a violation of a Board Order and shall provide grounds for further disciplinary action.

NEW JERSEY STATE REAL
ESTATE APPRAISER BOARD

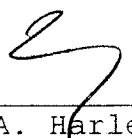
By: _____


Joseph Palumbo
Board President

I have read and understand
this Order, agree to the entry
of this Order as a matter
of public record, and agree to be
bound by the terms above.


Alison J. Kasper
Certification # 42RC00241500

Consent as to form and entry.


Thomas A. Harley, Esq.
Attorney for Alison J. Kasper